

**AGENDA**  
**Regular Meeting**  
Mansfield Conservation Commission  
Wednesday, January 20, 2016  
Audrey P. Beck Building  
Conference Room B  
7:30 p.m.

1. Call to Order
2. Roll Call
3. Opportunity for Public Comment
4. Minutes
  - December 16, 2015 Regular Meeting
5. New Business
  - a. Enabling Legislation to Create a Local Conservation Fund "Project Green Space"
  - b. Other
6. Continuing Business
  - W1559 – Storrs Lodges, LLC, west side of Hunting Lodge Road, Application to Amend Inland Wetlands and Watercourses Map
  - Monitoring Procedures for Town-Owned Easements
  - Mansfield Tomorrow | Our Plan ► Our Future
  - Town of Coventry/ Mansfield Control of Fanwort in Eagleville Lake
  - UConn Agronomy Farm Irrigation Project
  - Status of UConn's Hazardous Waste Transfer Station
  - Other
7. Communications
  - Minutes
    - Open Space: 12/15/15
    - PZC: 1/4/15
    - IWA: 1/4/15
8. Other
9. Future Agendas
10. Adjournment



Town of Mansfield  
**CONSERVATION COMMISSION**  
Meeting of 16 December 2015  
Conference B, Audrey P. Beck Building  
(draft) MINUTES

*Members present:* Aline Booth (Alt.), Neil Facchinetti, Quentin Kessel, Scott Lehmann, Grant Meitzler, John Silander, Michael Soares. *Members absent:* Joan Buck (Alt.), Robert Dahn. *Others present:* Jennifer Kaufman (Wetlands Agent).

1. The meeting was called to order at 7:36p by Chair Quentin Kessel. In Dahn's absence, Booth was appointed a voting member for this meeting.

2. The draft minutes of the 18 November 2015 meeting were approved, with the correction that tense in the final sentence of item 7 (Storrs Center update) be changed from "is now under construction" to "has been constructed".

3. IWA referrals.

a. **W1557 (Niarhakos, 101 East Rd)** was again tabled, as the applicant has not had time to respond to the latest comments from CME. The Commission should be prepared to discuss this application at its 20 January 2016 meeting and to submit any comments it may have within a week.

b. **W1559 (Storrs Lodges, LLC, Hunting Lodge Rd parcel 15.21.3).** This application, referred to the Commission FYI only, concerns the parcel for which the Ponde Place development was proposed in 2009. This proposal was withdrawn when UConn would not agree to supply water to the development. As a prelude to resurrecting it, the applicant is requesting that the Town's wetland and watercourses map be amended to reflect a field survey of wetlands on the parcel by George Logan (REMA Ecological Services). According to Logan, there are 6.68 acres of wetland on the 45-acre parcel, whereas the Town's map shows 15.29 acres. The Town has engaged Thomas Pietras (Pietras Environmental Group) to review Logan's work. A public hearing on the application is scheduled for 01 February 2016.

c. **W1560 (Slowik, 895 Mansfield City Rd).** The applicant proposes to split off a 6-acre portion of his 12-acre parcel on Mansfield City Rd as a new building lot. The land, viewed by Lehmann on an IWA Field Trip earlier on 12/16, is essentially level to the proposed house site, where it then slopes to the SW. A wetland in a shallow depression blocks access to the house site, save for a narrow strip along the NW boundary of the parcel, where the driveway would be 20 ft from the wetland at its closest point. The house & septic system (resp.) would be at least 100 ft & 140 ft (resp.) from the wetland. After some discussion the Commission agreed (**motion: Lehmann, Soares**) that a significant wetlands impact does not appear likely but that, if possible, the driveway should be moved closer to the boundary & farther from the wetland. All were in favor save Booth, who abstained, observing that virtually all the development would be in the regulated area.

4. **Conservation easement monitoring.** The Elise Rd property owners have been notified; Kessel & Facchinetti will monitor these easements at 10:00a, Saturday, 12/19, and others are welcome to join them. Silander plans to monitor easements in the Shelter Falls Development from Town land across the brook in January; Kaufman should notify property owners about this in advance.

5. **Mirror Lake watershed study.** Silander mentioned that a limnologist at UConn has been studying Mirror Lake and its watershed, and suggested inviting her to make a presentation to the

Commission. The Commission agreed that this would be of considerable interest, and asked Silander to see if she'd be willing to do it.

**6. Adjourned at 8:42p. Next meeting: 7:30p, Wednesday, 20 January 2016.**

Scott Lehmann, Secretary, 17 December 2015.



**Town of Mansfield  
Agenda Item Summary**

**To:** Town Council  
**From:** Matt Hart, Town Manager *MH*  
**CC:** Maria Capriola, Assistant Town Manager; Linda Painter, Director of Planning and Development  
**Date:** January 11, 2016  
**Re:** Proposed Enabling Legislation for a Municipal Option to Create a Local Conservation Fund

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**Subject Matter/Background**

This past fall staff received information from Audubon CT regarding an initiative to introduce enabling legislation at the General Assembly to allow Connecticut communities to institute a local option to create a local conservation fund. This legislation would enable cities and towns that want to participate to adopt a local ordinance to create this local fund. The funds would be attained through a surcharge (up to 1%) paid by the buyers of residential property sales valued over \$150,000. At its November meeting, the Open Space Preservation Committee reviewed the information supplied by the CT Audubon Society and asked staff to bring this issue to the Town Council's attention seeking its support for the passage of this legislation.

Unlike Mansfield, many municipalities across Connecticut do not have a permanent, reliable resources to use in their conservation efforts to preserve the character and to enhance the health, safety and property values of their communities. Further, while Mansfield has a robust Open Space Acquisition Fund, often we are lacking in stewardship funds.

**Financial Impact**

If the legislation passes the General Assembly, individual municipalities would need to adopt a local ordinance to avail itself of this funding source. As stated above, the funds would be attained through a surcharge (up to 1%) paid by the buyers of residential property with sales valued over \$150,000. For example, with a home valued at \$320,000, the assessment would be imposed on \$170,000 of the value of the home. If a home is valued at or below \$150,000, no assessment would be imposed.



CT Audubon gathered information from three communities to understand what the fund could generate. Over a six week period of residential property sales from July 24 - September 4, 2015, the income derived from the surcharge would be as follows:

- Newington - \$43,487
- Madison - \$108,385
- Hartford - \$16,047

Funds raised using this revenue source could be used to steward land currently protected by a local community or to acquire new parcels of open space or farmland. The legislation would not allow the funding to be used to support projects like brownfield remediation, building and maintaining sports fields, and local water and sewer projects. Other projects could be further defined by each community that participates in this initiative.

### **Recommendation**

The Open Space Preservation Committee strongly supports this proposed legislation and would like the Town Council to recommend its passage to our state legislators. Staff suggests that the Town Council refer this to the Agriculture Committee, Conservation Commission, Economic Development Commission, Parks Advisory Committee and Sustainability Committee in order to gain more feedback. Staff will also gather information from other interested parties, including those who may have a different perspective on the issue, and forward that information to the Council.

If the Town Council supports this recommendation, the following motion is in order:

*Move, to refer the proposed enabling legislation establishing a municipal option to create a local conservation fund to the Agriculture Committee, Conservation Commission, Economic Development Commission, Parks Advisory Committee and Sustainability Committee for review and comment.*

### **Attachments**

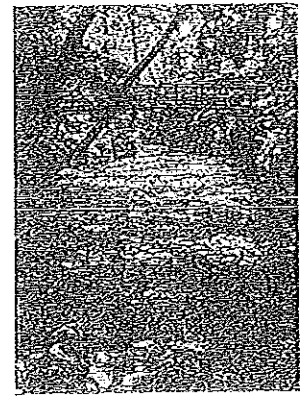
- 1) Project Green Space 2016



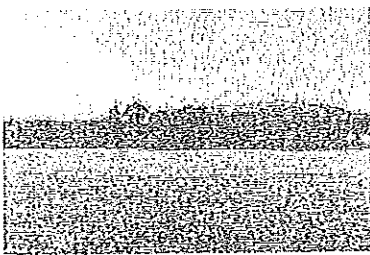


Preserving the Character of YOUR Community:  
Project Green Space 2016

**The Challenge: Losing Ground.** Cities and towns across CT do not have a permanent reliable resource to use in their conservation efforts to preserve the character and enhance the health, safety and property values of their communities. There are many examples of missed opportunities to acquire and preserve CT land for future generations. The funds are simply not available at the local level. Additionally, the state budget continues to be in crisis and funding for local conservation programs are threatened with budget cuts or elimination because of lack of funds.



**The Solution: The 'Local Option' to Support Local Needs.** Nearby areas known for high property values and strong environmental assets, such as Long Island, Rhode Island, Westchester County and Cape Cod, have developed legislative policy to support open space and park stewardship and preservation.



Inspired by these successful models, we want to empower CT towns and cities to establish their own funding source that is permanent and consistently replenished for land conservation and stewardship efforts. The first step is to introduce and pass enabling legislation at the state level to allow CT communities to institute a "local option" to create a local conservation fund. Once the legislation passes the CT General Assembly, cities and towns that want to participate would pass a local ordinance. The funds would be attained through a one-time surcharge (up to 1%) on the buyers of residential property for sales valued over \$150,000.

*How would the fund work?* With a home valued at \$320,000, the surcharge would be assessed on \$170,000 of the home value. With a home valued at or below \$150,000, there is no surcharge. *Here's a snapshot of what the proposal could generate in a sample of CT communities:*

Newington:	\$43,487
Madison:	\$108,385
Hartford:	\$16,047

Based on six weeks of residential property sales from 7/24 – 9/4 2015 with 1% fee and first \$150,000 value exempt.

Money raised in each town stays in that town. With funds raised from this local option, communities can purchase and care for open space and parks, support community gardens, leverage other private and public matching dollars, or pay the debt service (interest/principal) on bonds for land purchase. Other projects could be further defined by each participating community. The legislation would *not* support projects like brownfield remediation, building and maintaining sports fields, and local water and sewer projects. *There are no local or state tax dollars involved with this effort.*

The intention of this fund is to complement – not replace - current state and local resources for parks and open space. With local control, a community will have the ability to fund locally identified projects despite an unstable state budget climate. Current and future members of a community will enjoy an increased level of quality of life as protected land and park space are maintained and new land is acquired. When property is left undeveloped, there is no demand for more public services such as water, police, schools or roads.

**Who is leading this campaign?** A nonpartisan, statewide effort has been built by individuals, municipal and state officials, and groups (including Audubon CT) supporting long term policy and budgeting that maintains CT's landscape and integrity. *So far, green space champions from more than 30 CT towns and cities are active with this effort.*

For more information please contact: David Radcliffe at [dwradcliffe@juno.com](mailto:dwradcliffe@juno.com) or (203) 514-8893.



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## **PIETRAS ENVIRONMENTAL GROUP, LLC**

### **WETLANDS INVESTIGATION REPORT**

January 9, 2016

Town of Mansfield, ATTN: Jennifer Kaufman, Inland Wetlands Agent  
10 South Eagleville Road  
Storrs-Mansfield, CT 06268

Re: Storrs Lodges, LLC, (formerly known as Ponde Place, LLC), Hunting Lodge Road,  
Mansfield, CT  
PEG Job # 2015-189

Dear Ms. Kaufman:

In accordance with your request, I conducted a site inspection to the subject property on December 16, 2015. The purpose of the investigation was to verify the proposed wetland boundaries that were previously established by Rema Ecological Services, LLC (RES) in October 2015. An on-site investigation and wetland delineation report, dated November 25, 2015, was prepared by Mr. George T. Logan, RES Soil Scientist and Wetland Scientist. According to the report RES staff conducted site inspections to the subject property on 10/1, 10/9 & 10/10/2015. The wetland boundaries were delineated with consecutively numbered, pink and blue survey tapes. The wetland boundaries were located by survey and plotted onto a property survey map prepared by F.A. Hesketh & Associates, Inc. The survey map is entitled, "Wetland Map Amendment on Property of Ponde Place, LLC., Hunting Lodge Road, Mansfield, CT," (revision date of 11-30-2015).

During the December 16, 2015 inspection I found all of the wetland boundary flags that had been previously established by RES. On 12/16/2015 I dug test holes with a spade and auger for soils identification. Site conditions on 12/16/2015 included: partly sunny and seasonably warm with temperatures in the 50's. The entire property was inspected.

Based on my 12/16/2015 investigation I am in agreement with the wetland boundaries that were previously delineated by RES with the exception of three small areas (refer to Figure 1). I determined that additional poorly drained Ridgebury wetlands are present (1) to the east of wetland flags C-25 thru C-27, (2) to the east of wetland flags C-43 thru C-48 and (3) to the west of C1-10 thru C1-13. In addition, I observed two areas with transitional soils containing a mix of non-wetland Woodbridge and wetland Ridgebury soils. These two transitional areas are labeled with a "T" in Figure 1.

A joint site investigation was conducted on January 4, 2016. Those in attendance at the inspection were Jennifer Kaufman, Tony Giorgio, George Logan and Thomas Pietras. The three areas identified to contain additional wetlands on 12/16/2015 were investigated. Test holes were dug with spade and auger. It was jointly agreed by both Mr. Logan and Mr. Pietras that poorly drained Ridgebury wetlands are present within the three areas. On 1/4/2016 the wetland boundaries were revised in the three areas in order to include the additional wetland soils (refer to Figure 2).

15 Briarwood Lane  
Wallingford, CT 06492  
203-314-6636

EMAIL Tom@pietrasenvironmentalgroup.com  
WEB SITE pietrasenvironmentalgroup.com

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**Wetlands Investigation Report for Storrs Lodges, LLC, (formerly known as Ponde Place, LLC), Hunting Lodge Road, Mansfield, CT** page 2 of 2

The two areas containing a mix of non-wetland and wetland soils (labeled with a "T" in Figure 1) were also investigated on 1/4/2016. The soils in the two transitional areas were identified as moderately well drained Woodbridge fine sandy loam. A few test holes contained poorly drained soil profiles. However, the poorly drained soil profiles are a very small component of the Woodbridge soil mapping unit and are treated as inclusions. No additional wetlands were identified in the two transitional areas. The ground water table in the two transitional areas of Woodbridge soils was noted to be exceptionally high (within 6 to 12 inches of the soil surface). Even though the transitional areas of Woodbridge soils do not qualify as wetlands, the high water table in this area should be noted. The revised wetland boundary line flags per the 1/4/2016 joint site investigation were located by survey and plotted onto the property survey map entitled, "Ponde Place, LLC., Hunting Lodge Road, Mansfield, CT," as prepared by F.A. Hesketh & Associates, Inc. (revision date of 1-08-16). I have review the revised property survey map (1-08-16) and determined that the wetlands boundary lines shown on the map are substantially correct.

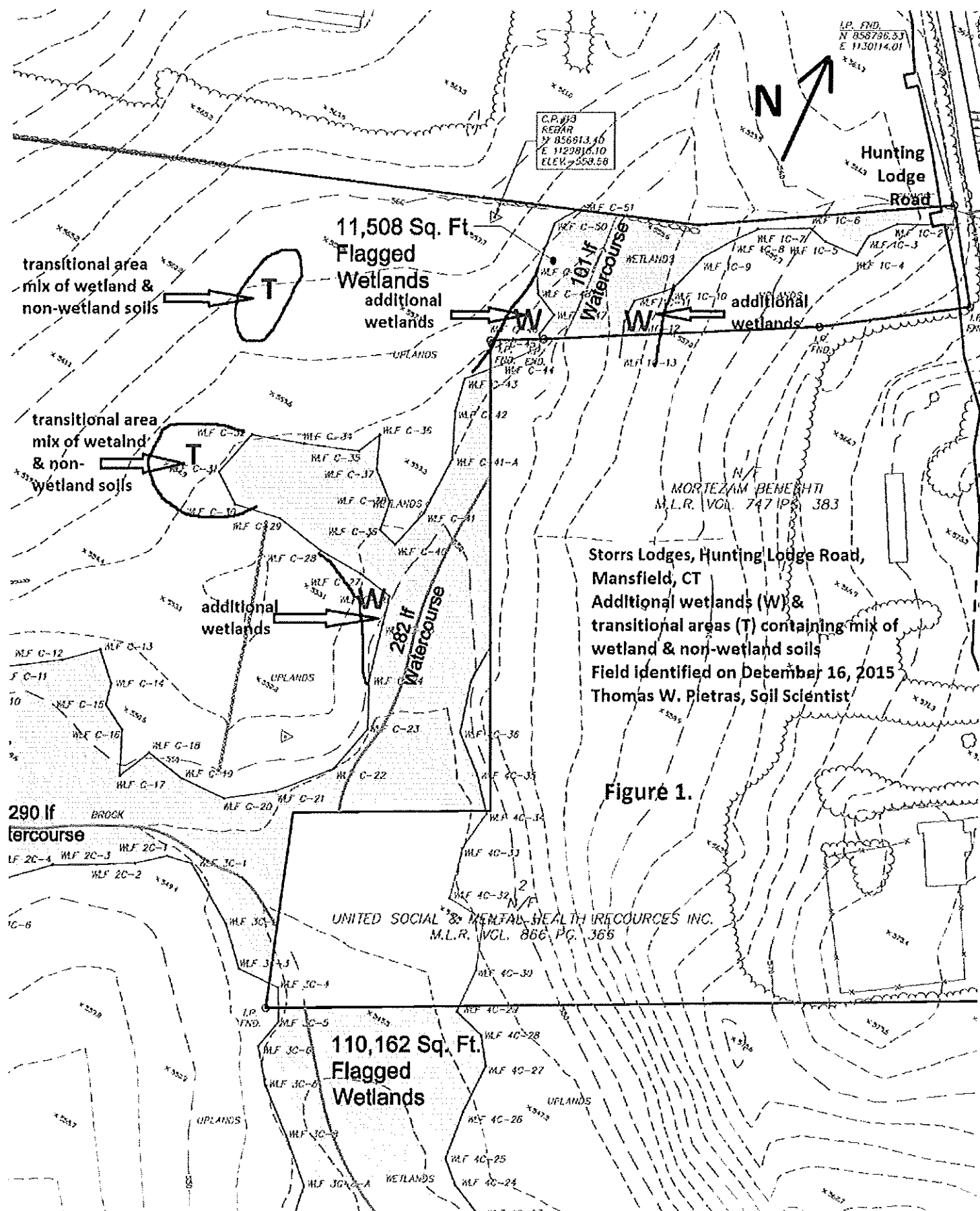
In conclusion, I inspected the property on December 16, 2015. The wetland boundary lines previously established by RES were determined to be substantially correct with the exception of three small areas. I determined that additional wetlands are present in these three areas (refer to Figure 1). On 1/4/2016 a joint site investigation was held. Mr. George Logan and Mr. Thomas Pietras inspected the soils in the three areas identified to contain additional wetlands on 12/16/2015. The wetlands boundaries were revised in the three areas to include the additional wetlands (refer to Figure 2). The survey map prepared by F.A. Hesketh & Associates, Inc. (revision date of 1-08-16) portrays all of the wetlands on the property, including the revised wetland boundary lines per the 1-4-2016 joint site investigation, and this map was determined to be substantially correct.

Respectfully submitted,

*Thomas W. Pietras*

Thomas W. Pietras, Professional Wetland and Soil Scientist

cc: George Logan











**Open Space Preservation Committee**  
**Tuesday, December 15, 2015**  
**DRAFT Minutes**  
**Mansfield Community Center Conference Room**  
**7:30 p.m.**

Members present: Jim Morrow (chair), Quentin Kessel, Ken Feathers, Michael Soares, Vicky Wetherell, Jennifer Kaufman (staff).

1. Call to Order-The meeting was called to order at 7:30 pm.
2. Appoint Secretary-Jennifer served as acting secretary.
3. Review of Minutes- Kessel moved, Soares seconded to approve the minutes of the November meeting. Motion passed unanimously.
4. Opportunity for public comment-No members of the public were present.
5. Old Business
  - Permanently Preserving Town owned land- Jennifer distributed information on the relevant statutes regarding permanent preservation of municipal open space. Jennifer is working with Amy Paterson of CLCC to have a workshop to provide guidance to towns. She will keep the Committee informed.
  - Enabling Legislation for a Local Conservation Fund-Jennifer handed out a draft AIS she had prepared for the Town Council. The Town Council will be considering this at their 1/11/2016 meeting. Staff is recommending that the TC refer it to other committees for comment before making a recommendation.
6. New Business
  - Town Council Update- Jennifer discussed that the committee should consider giving the Town Council an update of their work in the near future.
7. Executive Session- Feathers moved, Soares seconded a motion to go into Executive Session in accordance with CGS section 1-200(6)(D). To discuss sale or purchase of real property. Motion passed unanimously. The committee came out of Executive Session at 8:45 pm.
8. Communications
  - Jennifer reminded everyone that the January Meeting will be in Conference Room B.
9. Adjournment- Meeting adjourned at 8:45 pm.



**DRAFT MINUTES**  
**MANSFIELD PLANNING AND ZONING COMMISSION**  
**Regular Meeting**  
**Monday, January 4, 2016**  
**Council Chamber, Audrey P. Beck Municipal Building**

Members present: J. Goodwin, C. Ausburger, B. Chandy, R. Hall, G. Lewis, K. Rawn, B. Ryan,  
V. Ward, S. Westa  
Alternates present: P. Aho, K. Holt  
Staff present: Linda Painter, Director of Planning and Development  
Janell Mullen, Assistant Planner/Zoning Enforcement Officer

Chairman Goodwin called the meeting to order at 6:36 p.m.

**Approval of Minutes:**

- a. December 7, 2015 Regular Meeting: Chandy MOVED, Ryan seconded, to approve the 12-7-15 minutes as presented. MOTION PASSED UNANIMOUSLY.

**Zoning Agent's Report:**

Members discussed what information they would like to see in future Zoning Agent reports. In addition to the information currently provided, members requested information on enforcement activities, including activities of the housing inspectors deputized to enforce occupancy restrictions.

**Old Business:**

- a. **The Villages at Freedom Green – Phase IVC, Beaudoin Brothers, LLC. PZC File #636**

Ward MOVED, Chandy seconded to authorize the release of \$60,500 of the funds currently held in escrow to Beaudoin Brothers, LLC. Additionally, the Chair is authorized to release the remaining escrow funds once the landscaping has been stabilized, all construction materials have been removed from the site and all deficiencies related to the Construction Agreement have been addressed to the satisfaction of the Assistant Town Engineer and Zoning Agent. MOTION PASSED with all in favor except Rawn who was opposed.

- b. **Draft Zoning Regulations**

Painter summarized the draft regulations included in the packet and the approach proposed to complete revisions and approval. After discussion, members agreed by consensus to refer the following draft amendments to Town advisory committees and commissions: water pipeline overlay; stormwater; live music; architectural and design guidelines; and sustainability requirements for comment prior to the first meeting in March.

Members also discussed proposed revisions to the brewpubs/breweries regulations and suggested that the entire alcoholic liquor section be revised for consistency. Suggestions included deferring to state separation distance requirements and making alcoholic beverage sales an accessory use. Staff will research state requirements and provide an update at the next meeting.

Goodwin requested that draft regulations be forwarded to the Commission as an original word document so members could easily make revisions, in addition to placing hard copies in the binders and that the Commission be given greater lead time to review draft regulations before they are placed on an agenda for discussion.



**DRAFT Minutes**  
**Mansfield Inland Wetlands Agency**  
**Regular Meeting**  
**Monday, January 4, 2016**  
**Council Chambers, Audrey P. Beck Municipal Building**

Members present: J. Goodwin, C. Ausburger, B. Chandy, R. Hall, G. Lewis, K. Rawn, B. Ryan, V. Ward, S. Westa  
Alternates present: P. Aho, K. Holt  
Staff present: J. Kaufman, Wetlands Agent  
L. Painter, Director of Planning and Development;

Chairman Goodwin called the meeting to order at 6:30 p.m.

**Review of Minutes:**

- a. 12/07/2015 Regular Meeting:  
Hall MOVED and Ryan seconded to approve the 12/07/2015 minutes. MOTION PASSED UNANIMOUSLY.
- b. 12/16/2015 Special Meeting Field Trip:  
No action was necessary due to a lack of a quorum at the field trip.

**Communications:**

The Conservation Committee meeting minutes and Kaufman's monthly business memo were noted.

**Public Hearing:**

- a. **W1557 – C.L. Niarhakos, 101 East Road, 3 lot re-subdivision**  
Ryan MOVED and Ward seconded to commence the public hearing on the 3-lot subdivision application of Christopher and Lindsey Niarhakos (File W1557), 101 East Road, Williams Heights subdivision on February 1, 2016 and to schedule a special IWA meeting on Tuesday, January 19, 2016 to hold the public hearing. MOTION PASSED UNANIMOUSLY.

**Old Business:**

- a. **W1557 – C.L. Niarhakos, 101 East Road, 3 lot re-subdivision**  
Item tabled until 1/19/16.
- b. **W1559 – Storrs Lodges LLC, Hunting Lodge Road (Parcel ID 15.21.3), Application to Amend Inland Wetlands and Watercourses Map**  
Item tabled until 2/1/16.
- c. **W1560 – M. Slowik, 895 Mansfield City Road, Lot Split for Single Family Dwelling:**  
Westa MOVED and Hall seconded to grant an Inland Wetlands License pursuant to the Wetlands and Watercourses Regulations of the Town of Mansfield to M. Slowik (File #W1560) for Single Family Dwelling on property owned by the applicants and located at 895 Mansfield City Road as shown on plans dated 10/23/2015 and as described in application submissions.

This action is based on a finding of no anticipated significant impact on the wetlands, and is conditioned on the following provisions being met:

1. Appropriate erosion and sedimentation controls shall be in place prior to construction, maintained during construction and removed when disturbed areas are completely stabilized; and
2. All material that is excavated or used as fill on the site shall be stockpiled and or distributed at least 50 feet from the edge of wetlands.

This approval is valid for five years (until January 4, 2021) unless additional time is requested by the applicant and granted by the Inland Wetlands Agency. The applicant shall notify the Wetlands Agent before any work begins and all work shall be completed within one year. Any extension of the activity period shall come before this Agency for further review and comment. MOTION PASSED UNANIMOUSLY.

**New Business:**

None.

**Reports from Officers and Committees:**

None.

**Other Communications:**

Noted.

**Adjournment:**

Chairman Goodwin declared the meeting adjourned at 6:35 p.m.

Respectfully submitted,

Vera S. Ward, Secretary